



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

Date: April 1, 2009

Subject: Performing a Walkthrough Inspection

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When doing a final walk through of a newly constructed home, start by walking around the outside of the home. Check for loose siding and roofing shingles. Also check the outside foundation for cracks. Make sure screens are in all windows, and that entrance ways are properly and completely installed e.g. stairs, decks, and walkways. Also check that the outside water spigots and outlet boxes are operational. Also make sure all outside lights are working. -

Also check the grade of the landscaping around the [home foundation](#). The grade should be such that water will drain away from the foundation. Check for pooled areas, where water is sitting stagnant. If you see pooled areas this is a sign that grading was not done properly.

Once you have completed the walk through around the outside of the home, it's time to check the inside. When doing the inside walk through you may want to bring along an outlet tester or small appliance such as a hair dryer to check to make sure power is operational to all outlets.

When performing a walk through on the inside of the home, check the walls for cracks. Also make sure the plumbing and [wiring](#) is neat and properly secured. Make sure that you confirm that the heating and cooling system work properly. Also check to make sure that major beams are sitting properly in the foundation sockets.

In the main part of the home, check to make sure that the floors do not squeak and that all the doors and windows open and close properly. Also check every light switch and outlet to make sure that they work properly.

In the kitchen make sure that all of the appliances are correctly installed and are functional. Also check all of the [cabinets](#) and drawers to make sure they are functional.

In the bathrooms make sure the ceiling fans are all working. Also make sure the fiberglass tub has not been damaged in any way.

Both in the bathrooms and the kitchen make sure ground fault interrupter circuits have been installed.

Make sure painting is complete throughout the home and that all flooring has properly been installed. Make sure you check for cracked tiles, or cuts in the vinyl flooring.

Finally check the smoke alarms, and home security system. Make sure they are working properly.

URA Language

The URA at 49 CFR 24.2 (8) provides that: the term decent, safe and sanitary dwelling means a dwelling which meets local housing and occupancy codes. With respect to the homes EPA is building on the Navajo reservation the replacement dwellings shall:

- 1) Be structurally sound, weather tight, and in good repair;
- 2) Contain a safe electrical wiring system adequate for lighting and other devices;
- 3) Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system;
- 4) Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by local housing codes or, in the absence of local codes, the policies of the displacing Agency. In addition, the displacing Agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such Agencies;
- 5) There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator;
- 6) Contains unobstructed egress to safe, open space at ground level; and
- 7) For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person